

Sweetwater Ridge Townhome Owners HOA

Meeting Minutes August 18, 2009

- Meeting called to order at 6:30 pm.
- Minutes of the July 21, 2009 meeting unanimously accepted
- There was discussion about the current status of the SWR/Chateau shared use agreement for the clubhouse. It was noted that we needed to wait until the Lake Equity Partners Chapter 11 process was completed and legal ownership of the clubhouse was settled before we can determine further action.
- Mel Demers presented a summary of the meetings held with the property management companies under consideration for the management of the association. Upon consideration, it was voted unanimously that the association employ Sentry Management Company. The target start date would be October 01, 2009, but that was subject to change depending on the status of the association books.
- There was a brief discussion on reserves. Frank Jones volunteered to work on an informal reserve study.
- Brief discussion on the overflow parking area proposed for the lower level of Fountainbleau Dr. Ron and Bob are working on a plan to submit to the ARB for approval.
- The Board voted unanimously to award the landscaping bid to Jimenez Landscaping, subject to negotiating a few minor details.
- The arborist suggested that we need only to treat those palms that were yellowing.
- True Green has completed their spraying for chinch bugs
- The Board voted unanimously to pay up to \$250 to allow the University of Florida to complete their analysis.
- Ron provided an update on the Lake Equity Chapter 11 progress. The Board voted unanimously to approve an expenditure of up to \$400 to allow the association to participate in the mediation session scheduled for August 26, 2009. The hearing on the disclosure statement and liquidation is scheduled for September 10, 2009.
- We have received the completed document review from Clayton and McCulloh. Mel Demers suggested that the new Property Management might be able to help evaluate the results of the review. Mel will follow up on that along with the committee already established to rewrite the Rules and Regulations.
- Ron Gillis announced that we have begun the process of filing a lien in the amount of approximately \$20,000 against John Pettit's personal unit.
- Ino Sylman has received the replacement mailbox hinges and has already replaced several.

- The undeveloped property has been mowed at the expense of the association. The dead and dying palm trees have been removed.

- Items discussed under open forum:

Nick Pagano announced that the locks for the clubhouse have been changed.

Bob Stout announced that the new pool hours have been posted. The sign now reads that the pool is closed from Dusk to Dawn.

- Frank Jones inquired about the vote to be taken on the association assuming responsibility for the litigation against Lake Equity Partners LLC. Ron Gillis explained that the Board decided to delay that vote until the Chapter 11 process was completed.